

Subject: Re: LA#14
Date: Wed, 19 Jun 2019 08:42:55 -0400
From: "Ryan O'Hagan - 1PRL" <ryan.ohagan@gsa.gov>
To: Michael Strobel - 1PRL <mike.strobel@gsa.gov>
Message-ID: <CAN661LxX90LbGNcavSVAWSqF59GHd612GhKrFYJB1pwi8ZTy6Q@mail.gmail.com>
MD5: 49ab0db7d97c7ef01aec48e7aa90f2d3
Attachments: LA14-LRI04549.docx 📎

Please see attached, I have made the edit.

Ryan M. O'Hagan
Realty Specialist
U.S. General Services Administration

(b) (6)

On Tue, Jun 18, 2019 at 5:19 PM Michael Strobel - 1PRL <mike.strobel@gsa.gov> wrote:

Please send me the word doc for this. The Termination Date needs to be changed to April 30, 2021 not May 1.

--

Mike Strobel

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service
U.S. General Services Administration
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.
11th Floor
10 Causeway Street
Boston, MA 02222
617.565.7250 office
(b) (6) cell
617.565.7049 fax

GSA Leasing through a web portal.



Subject: Re: JOTFOC- ICE Warwick
Date: Tue, 18 Jun 2019 15:14:08 -0400
From: "Ryan O'Hagan - 1PRL" <ryan.ohagan@gsa.gov>
To: Steven Smith - 1PRL <steven.smith@gsa.gov>
Cc: Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Mark Shinto - 1PRL <mark.shinto@gsa.gov>, Nicholas Caron <nicholas.caron@gsa.gov>
Message-ID: <CAN661LydEPH8ePsbLW6CCKWX_iFLcHasWfcvbG1KQ=33m3-w@mail.gmail.com>
MD5: 0a8be440df5cd84a1d400fa1dd1149bf
Attachments: LA14-LRI04549.pdf 📎

Please see attached, this will go out today. Additionally, I will reach out to the RAM regarding getting the updated OA signed and speak with the DMG regarding the May and June TI payments.

Ryan M. O'Hagan
Realty Specialist
U.S. General Services Administration

(b) (6)

On Tue, Jun 18, 2019 at 1:58 PM Steven Smith - 1PRL <steven.smith@gsa.gov> wrote:

Legal and Matt do not need to sign. JOTFO greater than 5.5M require their signatures. Mike and I signed, let's get that LA 14 out please.

On Tue, Jun 18, 2019 at 11:41 AM Ryan O'Hagan - 1PRL <ryan.ohagan@gsa.gov> wrote:

All,

Please see attached for review/comment, please let me know if you approve and I will send to Legal for concurrence.

Thank you,

Ryan M. O'Hagan
Realty Specialist
U.S. General Services Administration

(b) (6)

--

Steven M. Smith
Deputy Director/Contracting Officer/RPM for GLS
Leasing Division (1PRL)
Public Buildings Service
U.S. General Services Administration
10 Causeway Street, 11th Floor
Boston, MA 02222

(b) (6) - Cell

steven.smith@gsa.gov

Subject: Lease LRI04549 - ICE Warwick RI - 24 month extension.
Date: Thu, 13 Jun 2019 15:04:15 -0400
From: Mark Shinto - 1PRL <mark.shinto@gsa.gov>
To: Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>
Cc: Michael Strobel <mike.strobel@gsa.gov>
Message-ID: <CAKBi7JBtBK66ijCN8UYqCd63ai62yRNS+ky+b8qVy8V7UNHRUQ@mail.gmail.com>
MD5: fb7f9340494d48c5f860059ea6d3e44a
Attachments: LRI04549 - LA#14 - to extend the lease for 24 months - effective May 1 2019.docx 📎

Andrew, I have been asked to draft the LA#14 for the 24 month lease extension with VAS in Warwick with their current lease with ICE (LRI04549).

The extension Lease file Checklist calls for the following documents:

- 1) Notification to LAM
- 2) Market Research/ Acquisition Plan
- 3) Bullseye Report
- 4) Negotiation Objectives
- 5) JOTFOC
- 6) Floodplain Check and Compliance
- 7) Request for Lessor's Extension Proposal
- 8) Offer and related Correspondence
- 9) Scoring Memo
- 10) SAM
- 11) PNM
- 12) OA
- 13) LA#14 draft (attached)
- 14) Transmittal to Lessor
- 15) BA 53
- 16) LA executed
- 17) Transmittal to Lessor
- 18) Posted Redacted JOTFOC
- 19) LA distribution to LAM, Agency FPS
- 20) OA Transmittal to Agency.

Have you completed any of the tasks to date? If so, can you forward to me. There were no uploads in GREX under Project 9RI2049 for the extension.

Mark Shinto

**General Services Administration
Public Building Service**

**Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507
Cell: (b) (6)
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov**

The best way to find yourself is to lose yourself in the service of others.

Subject: LRI04549 Lease Extension LA#14
Date: Tue, 18 Jun 2019 15:33:26 -0400
From: Michael Strobel - 1PRL <mike.strobel@gsa.gov>
To: "(b) (6) aol.com" <(b) (6) aol.com>
Cc: vito scola <(b) (6) aol.com>, Thomas McNaughton <(b) (6) verizon.net>
Message-ID: <CAE7-XU_z66+C2voN4POtE4bfqEGZJZ11G5-LApMuCnPr=zE9fA@mail.gmail.com>
MD5: 0f9e718dc8bfb3d8ee7daf8b80661247
Attachments: LA14-LRI04549 (1).pdf 📎

Ms. Scola

Attached hereto, please find the Lease Extension reflecting the Lessor's proposal for the ICE Lease.
Please execute, witness and return two wet ink originals to my attention at your earliest convenience.

I can accept a scanned electronic version if you choose to execute and send electronically as long as the wet ink originals will be transmitted as well..

Thank you for your considerations.

R/
Mike

--

Mike Strobel

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service
U.S. General Services Administration
New England Region

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11th Floor
10 Causeway Street
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617.565.7250 office
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617.565.7049 fax

GSA Leasing through a web portal.



Subject: LA14
Date: Fri, 21 Jun 2019 14:21:10 -0400
From: "Ryan O'Hagan - 1PRL" <ryan.ohagan@gsa.gov>
To: (b) (6) aol.com, (b) (6) aol.com, (b) (6) verizon.net
Cc: Michael Strobel - 1PRL <mike.strobel@gsa.gov>
Message-ID: <CAN661Lwbz-DpkV+vhcYqKNMVWpYiBcUFXOZo2ZsUd+2i=z+9xw@mail.gmail.com>
MD5: bd83d7a8fce41ef506a8d0fff95520d9
Attachments: LA14-LRI04549.pdf 📎

All,

Good afternoon, attached please find LA14 for your review, please sign/witness the first page and initial each subsequent and return electronically to me for GSA execution.

Thank you,

Ryan M. O'Hagan
Realty Specialist
U.S. General Services Administration

(b) (6)

Subject: Re: Revised LA#14
Date: Fri, 21 Jun 2019 12:25:36 -0400
From: "Ryan O'Hagan - 1PRL" <ryan.ohagan@gsa.gov>
To: Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Steven Smith - 1PRL <steven.smith@gsa.gov>
Message-ID: <CAN661LwW98bn24d6RQJCXKFonva5Ur=ozpUpceRQvMX=-KkBiA@mail.gmail.com>
MD5: 70cc56f7a131fa4c19b8017cc03c85eb
Attachments: LA14-LRI04549.pdf 📎

Please see attached incorporating her comments, please let me know if you would like any further edits.

Thank you,

Ryan M. O'Hagan
Realty Specialist
U.S. General Services Administration

(b) (6)

On Fri, Jun 21, 2019 at 6:18 AM Steven Smith - 1PRL <steven.smith@gsa.gov> wrote:

Thanks Mike, including Ryan on this.

Ryan, please verify the requested modifications, cross reference with the lease. Make the requested changes. I don't see any demands that are out of line.

Let me know if you have any issues with her changes.

Steven M Smith
Lease Acquisition Officer
Leasing Contracting Officer
Regional Program Manager GLS/NBC
PHONE: (b) (6)
GSA Boston

On Jun 20, 2019, at 4:39 PM, Michael Strobel - 1PRL <mike.strobel@gsa.gov> wrote:

FYI - VAS response to Lease Extension draft. They had a problem with all of it.

R/

Mike

----- Forwarded message -----

From: <(b) (6) [aol.com](mailto:(b) (6)@aol.com)>
Date: Thu, Jun 20, 2019 at 2:27 PM
Subject: Re: Revised LA#14
To: <mike.strobel@gsa.gov>, <(b) (6) [aol.com](mailto:(b) (6)@aol.com)>, <(b) (6) [verizon.net](mailto:(b) (6)@verizon.net)>

Good Afternoon Mr. Strobel,

In reviewing Lease Extension #14, there are a few minor items VAS would like to address.

Item 1. Request the effective date of 5/1/2019 for the Lease Extension and new Rental Rate be incorporated into the document. Otherwise, the new Rental Rate in Item 2 could be interpreted as to begin on 6/11/2012.

Item 2. Annual Rent - references SLA #8 dated 6/11/12, our records show SLA #11 is dated 6/11/12.

The new Annual Rent of \$1,386,000.00 is not equal to the breakdown detail. A typo?

Shell Rent	(b) (4)
Operating Costs	(b) (4)
 Total	 \$1,386,600.00

Item 3. Termination Rights - references Section 4 of the Lease dated 8/16/07.

Our records show Termination Rights in the Lease dated 8/16/07 are in Section 3.

Also, the termination rights in the Extension are ambiguous.

It states termination rights any time after the Firm Term without establishing a date. Is April 30, 2021 the Firm Term?
Request that the Firm Term be incorporated into this extension.

The Government had proposed a 90 day notification to terminate to which VAS agreed, not 60 days.

Request a Date the Government can give notification be included in the document.

I understand GSA is short of staff and time is precious, but I believe it is beneficial to all concerned to have the Lease Extension be as accurate and complete as possible.

As you know it has taken several months to receive the Lease Extension and it would be greatly appreciated if GSA would expedite a corrected Lease Extension as soon as possible.

I hope you are well and thank you for your consideration in this matter,

Doreen M. Scola
VAS Realty, LLC

-----Original Message-----

From: Michael Strobel - 1PRL <mike.strobel@gsa.gov>
To: (b) (6) <(b) (6)@aol.com>
Cc: vito scola <(b) (6)@aol.com>; Thomas McNaughton <(b) (6)@verizon.net>
Sent: Wed, Jun 19, 2019 9:02 am
Subject: Revised LA#14

Ms. Scola:

Attached hereto, please find the Lease Extension reflecting the Lessor's proposal for the ICE Lease. In Paragraph 1, The Termination Date of April 30, 2021 has been revised from the previously submitted May 1, 2021 date.

Please execute, witness and return two wet ink originals to my attention at your earliest convenience.

I can accept a scanned electronic version if you choose to execute and send electronically as long as the wet ink originals will be transmitted as well..

Thank you for your considerations.

R/

Mike

--

Mike Strobel

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service

U.S. General Services Administration

New England Region

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GSA Leasing through a web portal.



--

Mike Strobel

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service

U.S. General Services Administration

New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.

11th Floor
10 Causeway Street
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(b) (6) cell
617.565.7049 fax

GSA Leasing through a web portal.



Subject: Re: Regarding current existing ICE Warwick Lease
Date: Wed, 12 Jun 2019 12:18:46 -0400
From: Mark Shinto - 1PRL <mark.shinto@gsa.gov>
To: Michael Strobel - 1PRL <mike.strobel@gsa.gov>
Cc: Steven Smith <steven.smith@gsa.gov>
Message-ID: <CAKBi7JD175uba4qdGUFMNV+0Z8GHztKRwrK4kFWkqDG2U=+rgQ@mail.gmail.com>
MD5: dab75f0d166943d8c3443d265af0e640
Attachments: LRI04549 - LA#14 - to extend the lease for 24 months - effective May 1 2019.docx ;
Extension LFC_10_1_18 - Master Extension LFC (1).pdf

Mike and Steve, Here is the draft LA#14 for ICE extension at 1 International Way, Warwick RI. Project Number 9RI2049.

See attached extension file checklist for which tasks I will complete for the lease file.

Your comments, edits and approval are appreciated.

Sincerely

Mark Shinto
General Services Administration
Public Building Service

Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507
Cell: (b) (6)
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

On Wed, Jun 12, 2019 at 10:59 AM Michael Strobel - 1PRL <mike.strobel@gsa.gov> wrote:

Please see the email string below. Looking for a 24 month/18 month firm lease extension with termination rights at the current rental consideration. VAS is looking for a termination date in the soft term, which basically eliminates the soft term.

R/
Mike

----- Forwarded message -----

From: Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>
Date: Tue, Apr 16, 2019 at 5:03 PM
Subject: Re: Regarding current existing ICE Warwick Lease
To: Tom <(b) (6) [verizon.net](mailto:(b) (6)@verizon.net)>
Cc: (b) (6) [aol.com](mailto:(b) (6)@aol.com) <(b) (6) [aol.com](mailto:(b) (6)@aol.com)>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola <(b) (6) [aol.com](mailto:(b) (6)@aol.com)>

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes
Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom <(b) (6)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

From: [Andrew Forbes - 1PTA](#)
Sent: Monday, April 8, 2019 10:29 AM
To: [Tom](#)
Cc: (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)
Subject: Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Fri, Mar 29, 2019 at 3:51 PM Tom <(b) (6)> wrote:

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

From: [Andrew Forbes - 1PRL](#)
Sent: Thursday, March 21, 2019 8:14 AM
To: [Tom](#)
Cc: [\(b\) \(6\)](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)
Subject: Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom <(b) (6)> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

From: [Andrew Forbes - 1PRL](#)
Sent: Wednesday, March 20, 2019 8:48 AM
To: [Tom](#)
Cc: (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)
Subject: Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom <(b) (6)> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

From: [Andrew Forbes - 1PRL](#)
Sent: Tuesday, March 19, 2019 11:08 AM
To: (b) (6); (b) (6)
Cc: [Mark Shinto - 1Pri](#); [Michael Strobel - 1PRL](#)
Subject: Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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--

Mike Strobel

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service
U.S. General Services Administration
New England Region

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11th Floor
10 Causeway Street
Boston, MA 02222
617.565.7250 office
(b) (6) cell
617.565.7049 fax

GSA Leasing through a web portal.



Subject: OA- ICE Warwick
Date: Tue, 25 Jun 2019 13:14:56 -0400
From: "Ryan O'Hagan - 1PRL" <ryan.ohagan@gsa.gov>
To: "Mike Dunbar (1PAA)" <mike.dunbar@gsa.gov>
Cc: Steven Smith - 1PRL <steven.smith@gsa.gov>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>
Message-ID: <CAN661LwwtLhoQwohVAcTb-WdNvkk4ZDD8tDKJBZXWZ51EapdNg@mail.gmail.com>
MD5: 918e58d2de1c28f9c0cfce662b3f168c
Attachments: OA- ICE Warwick Extension.pdf

Mike,

Attached please find the OA for the ICE Warwick extension, can you please have the agency review/sign ASAP as we are trying to get this out of holdover. Please let me know if you have any questions.

Thank you,

Ryan M. O'Hagan
Realty Specialist
U.S. General Services Administration

(b) (6)

Subject: Re: LA14 Signed Lease Extension
Date: Mon, 24 Jun 2019 13:32:10 +0000 (UTC)
From: (b) (6)
To: mike.strobel@gsa.gov, ryan.ohagan@gsa.gov, (b) (6)
Message-ID: <496804117.1046106.1561383130722@mail.yahoo.com>
MD5: 2a5ae50eda488c4657ecca10d161b347
Attachments: Signed Lease Extension LR#14 001.jpg ; Signed Lease Extension LR#14 002.jpg ; Signed Lease Extension LR#14-1 001.jpg ; Signed Lease Extension LR#14-1.jpg

Good Morning Mr. Strobel,

Attached are two signed copies of Lease Extension LR#14.

Please return the fully executed copy at your earliest convenience.

Thank you,
Doreen M. Scola
VAS Reatly, LLC

-----Original Message-----

From: Ryan O'Hagan - 1PRL <ryan.ohagan@gsa.gov>

To: (b) (6) <(b) (6)> (b) (6) <(b) (6)> (b) (6) <(b) (6)>

Cc: Michael Strobel - 1PRL <mike.strobel@gsa.gov>

Sent: Fri, Jun 21, 2019 2:21 pm

Subject: LA14

All,

Good afternoon, attached please find LA14 for your review, please sign/witness the first page and initial each subsequent and return electronically to me for GSA execution.

Thank you,

Ryan M. O'Hagan
Realty Specialist
U.S. General Services Administration
(b) (6)